

IN RE: PETITION FOR ADMIN. VARIANCE

W side of Council Street; 325 feet N.
of Sulphur Spring Road
13th Election District
1st Councilmanic District
(5400 Council Street)

William F. Kern and Ida M. Riccobene
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2011-0100-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, William F. Kern and Ida M. Riccobene for property located at 5400 Council Street. The variance request is from Section 1B02.3.C.1 (1957 regulations) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side yard setback of 3.5 feet in lieu of the required 15 feet for a sunroom addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a 26 feet x 10 feet sunroom on the existing deck. The location of the proposed sunroom lends itself to the utilization of existing facilities without major interruptions to the existing floor plan of the house. The sunroom will help insulate and reduce heating bills as well as to reduce road and other ambient noises. The sunroom will provide a place to sit outdoors without concern for bugs or the sun's harmful rays. Petitioners state the proposed sunroom will improve the overall appearance of the house. The lot size does not lend itself to any addition of adequate size without a variance. Photographs submitted with the Petition clearly show that other properties in the neighborhood enjoy rear sunroom additions. The neighbor residing at 5402 Council Street did not express any concern about the proposed sunroom.

ORDER RECEIVED FOR FILING

Date 10.19.10

By B3

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 26, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 19th day of October, 2010 that a variance from Section 1B02.3.C.1 (1957 regulations) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side yard setback of 3.5 feet in lieu of the required 15 feet for a sunroom addition is hereby GRANTED, subject to the following:

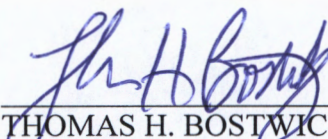
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

Date 10-19-10 2

By B

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 10-15-10

By Bj



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 19, 2010

WILLIAM F. KERN AND IDA M. RICCOBENE
5400 COUNCIL STREET
BALTIMORE MD 21227

Re: Petition for Administrative Variance
Case No. 2011-0100-A
Property: 5400 Council Street

Dear Mr. Kern and Ms. Riccobene:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Sincerely,

A handwritten signature in dark ink, appearing to read "Th. H. Bostwick", written over a circular stamp.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Greg Falter, Patio Enclosures, Inc., 224 8th Avenue NW, Glen Burnie MD 21061



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 5400 Council St. Baltimore, MD 21227
which is presently zoned DR 10.5

Deed Reference: 7761 / 113 Tax Account # 1312590650

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 (BCZR)(1957 REGS),

1802.3.C.1 TO PERMIT A SIDEYARD SETBACK OF 3.5ft IN LIEU
of The Required 15ft. for a SUNROOM ADDITION.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Administrative Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Date

Telephone No.

City

By

State

Zip Code

Legal Owner(s):

Kern, William

Name - Type or Print

Signature

Riccobene, Ida

Name - Type or Print

Signature

5400 Council St.

410-536-0931

Address

Telephone No.

Baltimore, MD 21227

City

State

Zip Code

Representative to be Contacted:

Patio Enclosures Inc. (attn: Greg Falter)

Name

224 8th Ave. NW

410-760-1919

Address

Telephone No.

Glen Burnie, MD 21061

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 10-19-10 day of October that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 2011-0100-A

Reviewed By [Signature]

Date 9.14.10

Estimated Posting Date 9.26.10

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently own and reside at 5400 Council St.
Address number Road or Street name

and that this address is the subject of this variance request as required by law.

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate the hardship or practical difficulty; attach an additional sheet if needed) (1.) This area lends itself to the utilization of existing facilities without major interruption to the existing house floor plan. (2.) To help insulate and reduce heating bills. (3.) a place to sit outside and enjoy the view of the outdoors without major concern for bugs, flies, mosquitos, the suns harmful rays etc... (4.) To improve the overall appearance of the house. (5.) Reduce ambient noise. (6.) The restrictiveness of the lot does not lend itself to a addition of adequate size without a variance request.

Note several other dwellings on this street and the adjacent street currently have "sunrooms" or "additions" on the rear (see photo's)

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

X William Kern
Signature

William Kern

Name- print or type

X Ida Riccobene-Kern
Signature

Riccobene, Ida

Name- print or type

A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 9th day of September, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): William Kern & Ida Riccobene
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Barbara A. Ingino
Name of Notary Public

BARBARA A. INGINO
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 18, 2014

PLACE SEAL HERE:

**ZONING DESCRIPTION FOR
5400 Council St.
Baltimore, MD 21227**

**BEGINNING AT A POINT ON THE WEST SIDE OF COUNCIL ST.
WHICH IS 76' WIDE AT THE DISTANCE OF 325' NORTH OF THE
NEAREST IMPROVED INTERSECTING STREET SULPHER SPRING ROAD
WHICH IS 50' WIDE. BEING LOT # 108 BLOCK B, GRID 5 IN THE
SUBDIVISION OF SULPHER SPRINGS AS RECORDED IN COUNTY
PLATBOOK # 24, FOLIO # 111, CONTAINING 3,360 SQ'. ALSO KNOWN AS
5400 COUNCIL ST. BALTIMORE MD 21227 LOCATED IN THE 13th
ELECTION DISTRICT, 1st COUNCILMANIC DISTRICT.**

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **60027**

Date: **9.14.10**

PAID RECEIPT

BUSINESS DATE TIME DRN
 9/15/2010 9/14/2010 09:41:39 2

REV M005 BALANCE DIAL AND

>RECEIPT # 545480 9/14/2010 (61)

Dept 5 528 BUDGET VERIFICATION

CR NO. 060027

Receipt for \$65.00
 \$65.00 of \$65.00
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	B06	0000		6150						65.00

Total: **65.00**

Rec From: **W. Kern**

For: **2011-0100-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

Certificate of Posting

RE: Case NO. 2011-0100-A

Petitioner/Developer _____

William Kern

Date of Hearing/Closing 10/11/10

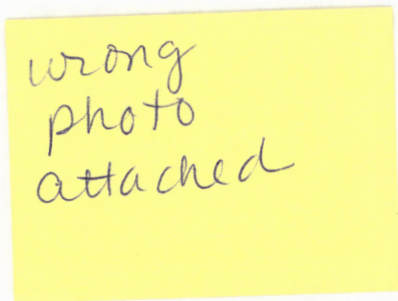
Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

Attention:

This letter is to certify, under penalties of perjury, that the necessary sign as required by law, was posted conspicuously on the property located at _____

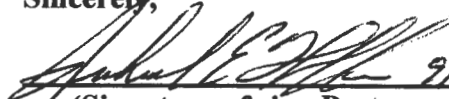
5400 Council Street

The sign(s) were posted on 9/26/10
(Month, Day, Year)



**See Attached
Photograph**

Sincerely,

 9/26/10
(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

Certificate of Posting
Photograph Attachment

Re: 2011-0100-A

Petitioner/Developer: _____

William Kern

Date of Hearing/Closing: 10/11/10



5400 Council Street

Posting Date: 9/26/10

[Signature] 9/26/10
(Signature and date of sign poster)

Certificate of Posting

RE: Case NO. 2011-0100-A

Petitioner/Developer _____

William Kern

Date of Hearing/Closing 10/11/10

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

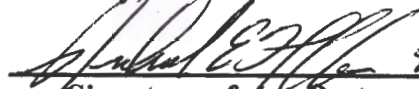
Attention:

This letter is to certify, under penalties of perjury, that the necessary sign as required by law, was posted conspicuously on the property located at _____

5400 Council Street

The sign(s) were posted on 9/26/10
(Month, Day, Year)

Sincerely,

 9/26/10
(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

See Attached
Photograph

904 Dellwood Drive
(Address)

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(City, State, Zip Code)

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(Telephone Number)

Certificate of Posting
Photograph Attachment

Re: 2011-0100-A

Petitioner/Developer: _____

William Kern

Date of Hearing/Closing: 10/11/10



5400 Council Street

Posting Date: 9/26/10

[Signature] 9/26/10
(Signature and date of sign poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2000-¹¹ 0100 -A Address 5400 COUNCIL ST.

Contact Person: J. Mearns Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9.14.10 Posting Date: 9.26.10 Closing Date: 10.11.10

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2000-¹¹ 0100 -A Address 5400 COUNCIL ST.

Petitioner's Name William Kern Telephone 410-536-0931

Posting Date: 9.26.10 Closing Date: 10.11.10

Wording for Sign: To Permit A SIDEYARD SETBACK OF 3.5ft.
IN LIEU OF THE REQUIRED 15ft. FOR A
SUNROOM ADDITION

WCR - Revised 7/7/08

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2011-0100-A
Petitioner: WILLIAM KERN
Address or Location: 5400 COUNCIL ST, BALTO, MD 21227

PLEASE FORWARD ADVERTISING BILL TO:

Name: PATIO ENCLOSURES INC. (ATTN: GREG FALTER)
Address: 224 8TH AVE NW
GLEN BURIE MD 21061

Telephone Number: 410 760 1919



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

October 12, 2010

William Kern & Ida Riccobene
5400 Council St.
Baltimore, MD 21227

Dear: William Kern & Ida Riccobene.

RE: Case Number 2011-0100-A, 5400 Council St.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 14, 2010. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Greg Falter: Patio Enclosures Inc.; 224 8th Ave. NW; Glen Burnie, MD 21061

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: October 4, 2010
RECEIVED

OCT 12 2010

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

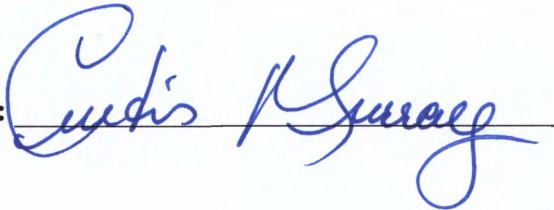
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-100- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



RECEIVED

OCT 12 2010

ZONING COMMISSIONER



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: OCT. 1, 2010

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

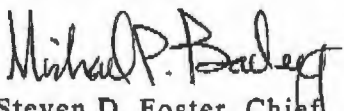
RE: Baltimore County
Item No. 2011-0100A
5400 COUNCIL ST
RICCONE PROPERTY
ADMIN. VARIANCE -

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2011-0100-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,


For ¹Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

October 4, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: September 27, 2010

Item Number: 2011-0100-A

The Baltimore County Fire Department has no comments.

Lt. Jimmie D. Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

AV 10/11

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: October 25, 2010
SUBJECT: Zoning Item # 11-100-A
Address 5400 Council Street
(Kern/ Riccobene Property)

RECEIVED

OCT 26 2010

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of September 27, 2010

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Reviewer: JWL Date: 10/25/10

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: October 5, 2010

FROM: Dennis A. Kennedy^{DAK}, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For October 12, 2010
Item Nos. 2011- 085, 089, 090, 092,
093, 094, 096, 097, 098, 100, 101
And 104

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN:cab
cc: File
G:\DevPlanRev\ZAC -No Comments\ZAC-10122010 -NO COMMENTS.doc

Patricia Zook - Re: Case 2011-0100-A comment needed

From: Dennis Kennedy
To: Zook, Patricia
Date: 10/14/2010 3:51 PM
Subject: Re: Case 2011-0100-A comment needed

Patti:
We had no comment on this item.
Dennis

>>> Patricia Zook 10/14/2010 11:06 AM >>>
Good morning Dennis -

The below described administrative variance case closed on October 11. The file is missing a comment from your office.

CASE NUMBER: 2011-0100-A

5400 Council Street

Location: W side of Council Street; 325 feet N of Sulphur Spring Road.

13th Election District, 1st Councilmanic District

Legal Owner(s): William Kern and Ida Riccobene

Closing Date: 10/11/2010

ADMINISTRATIVE VARIANCE To permit a side yard setback of 3.5 feet in lieu of the required 15 feet for a sunroom addition.

If you have 'no comment' simply reply to this e-mail and let me know. I'll print your response and place it in the case file.

Thanks for your help.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

Patricia Zook - Case 2011-0100-A comment needed

From: Patricia Zook
To: Kennedy, Dennis
Date: 10/14/2010 11:06 AM
Subject: Case 2011-0100-A comment needed

Good morning Dennis -

The below described administrative variance case closed on October 11. The file is missing a comment from your office.

CASE NUMBER: 2011-0100-A

5400 Council Street

Location: W side of Council Street; 325 feet N of Sulphur Spring Road.

13th Election District, 1st Councilmanic District

Legal Owner(s): William Kern and Ida Riccobene

Closing Date: 10/11/2010

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If you have 'no comment' simply reply to this e-mail and let me know. I'll print your response and place it in the case file.

Thanks for your help.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.3)
BALTIMORE COUNTY

Account Identifier: District - 13 Account Number - 1312590650

Owner Information

Owner Name: KERN WILLIAM F Use: RESIDENTIAL
RICCOBENE IDA M Principal Residence: YES
Mailing Address: 5400 COUNCIL ST Deed Reference: 1) / 7761/ 113
BALTIMORE MD 21227 2)

Location & Structure Information

Premises Address Legal Description
5400 COUNCIL ST SULPHUR SPRINGS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area
108	5	610				B	15	1

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	Cc
1958	1,152 SF	3,360.00 SF	04

Stories	Basement	Type	Exterior
2	YES	END UNIT BRICK	

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	70,000	70,000		
Improvements:	136,850	128,000		
Total:	206,850	198,000	198,000	198,000
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
PULS G TIMOTHY	01/04/1988	
Type:	Deed1:	Deed2:
IMPROVED ARMS-LENGTH	/ 7761/ 113	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

Baltimore County - My Neighborhood



Variance Photo for:
5400 Council St.
Baltimore, MD 21227



View of rear corner of dwelling and existing deck to be enclosed as seen from alley west of property

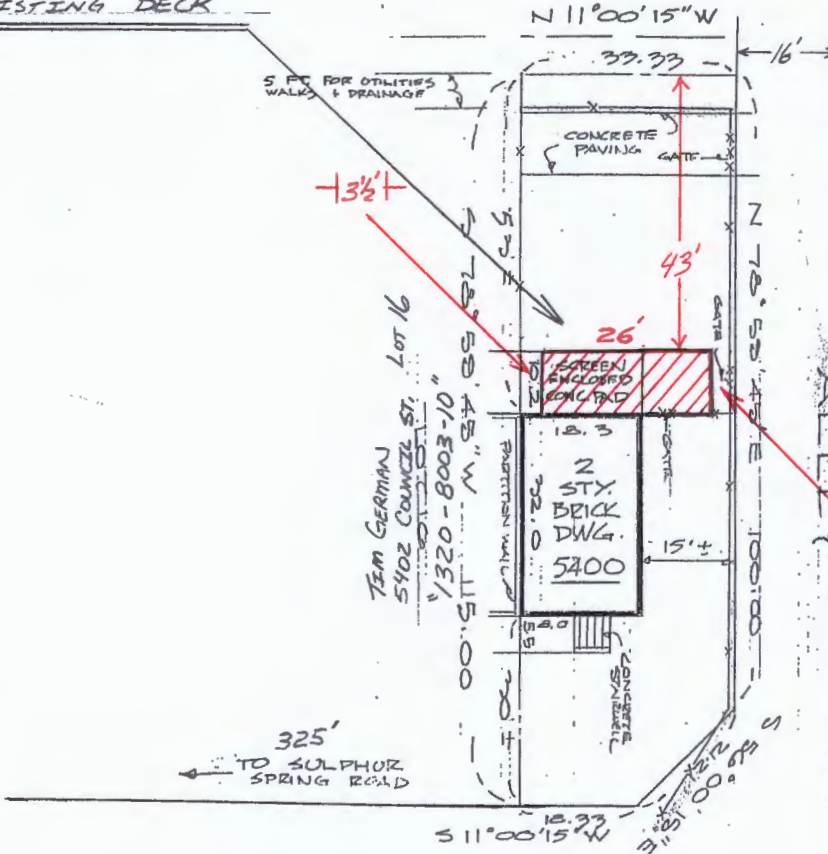


Photo's of rear additions on neighboring properties

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 5400 Council St. Baltimore, MD 21227
 subdivision name: Sulphur Springs
 Plat book # 24, Folio # 111, Lot # 108, Section # 15
 OWNER: Kern, William & Riccobene, Ida

*Proposed 26'x10' Sunroom
ON EXISTING DECK*



*PROPERTY OF ARBUTUS
MIDDLE SCHOOL : 5525
SHELBOURNE RD BALT.
MD 21227*

"1302 5701 97"



LOCATION INFORMATION

Election district: 03

Councilmanic District: 01

1" = 200 scale map # 108C1

Zoning: DR Dr. ~~5.5~~ 10.5

Lot size: $\frac{.07}{\text{acreage}}$ $\frac{3,360}{\text{square feet}}$

SEWER: ☒ public ☐ private

WATER: ☒ yes ☐ no

Chesapeake Bay Critical Area: ☐ yes ☒ no

100 YEAR FLOOD PLAIN: ☐ ☒

PRIOR ZONING HEARING: ☐ ☒

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:



PREPARED BY: GREGORY A. FALTER

SCALE OF DRAWING: 1" = 30'